



## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

[www.huroncounty.ca](http://www.huroncounty.ca)

To: Municipality of South Huron  
From: Craig Metzger, Senior Planner  
Date: April 27, 2022

**Re: Manx Developments Limited Plan of Subdivision 40T22002 and Zoning By-law Amendment: Z01-2022**

Location: Part Lot 1090, Plan 376, Exeter Ward, Municipality of South Huron

Address: 72 Wellington Street East

Owner: Manx Developments Limited

Applicant: Monteith Brown Planning Consultants (c/o Jay McGuffin)

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### RECOMMENDATION

1. A decision on the applications be deferred to allow the applicant to address the concerns raised by the public both at the May 2, 2022 public meeting and through the circulation of the applications.
2. Receive this report for information purposes.

Formal recommendations on each file will be provided to South Huron Council at a later date.

### PURPOSE AND DESCRIPTION

A subdivision application and associated zoning by-law amendment application have been received to develop the residentially designated lands located at Part Lot 1090, Plan 376 in Exeter. These lands are to the east and north of the South Huron Recreation Centre and are shown in Figure 1 on the following page.

The subject property is designated *Residential* and *Natural Environment* in the South Huron Official Plan and is approximately 24 hectares (58 acres).

The subdivision is to be comprised of the following as shown on Figure 2 on page 3:

- a) 159 single detached residential dwelling lots,
- b) 2 blocks for a total of approximately 84 residential dwellings,
- c) a stormwater management pond block,
- d) an open space block at the end of Pryde Boulevard where the existing path to the MacNaughton-Morrison Trail starts,
- e) a block for the naturalized area encompassing the Ausable River, and
- f) new municipal streets.

Access to the property is from Wellington Street East, Pryde Boulevard, Kingscourt Crescent, and Eastern Avenue.

**Figure 1. Subject Lands – 2020 Air Photo**

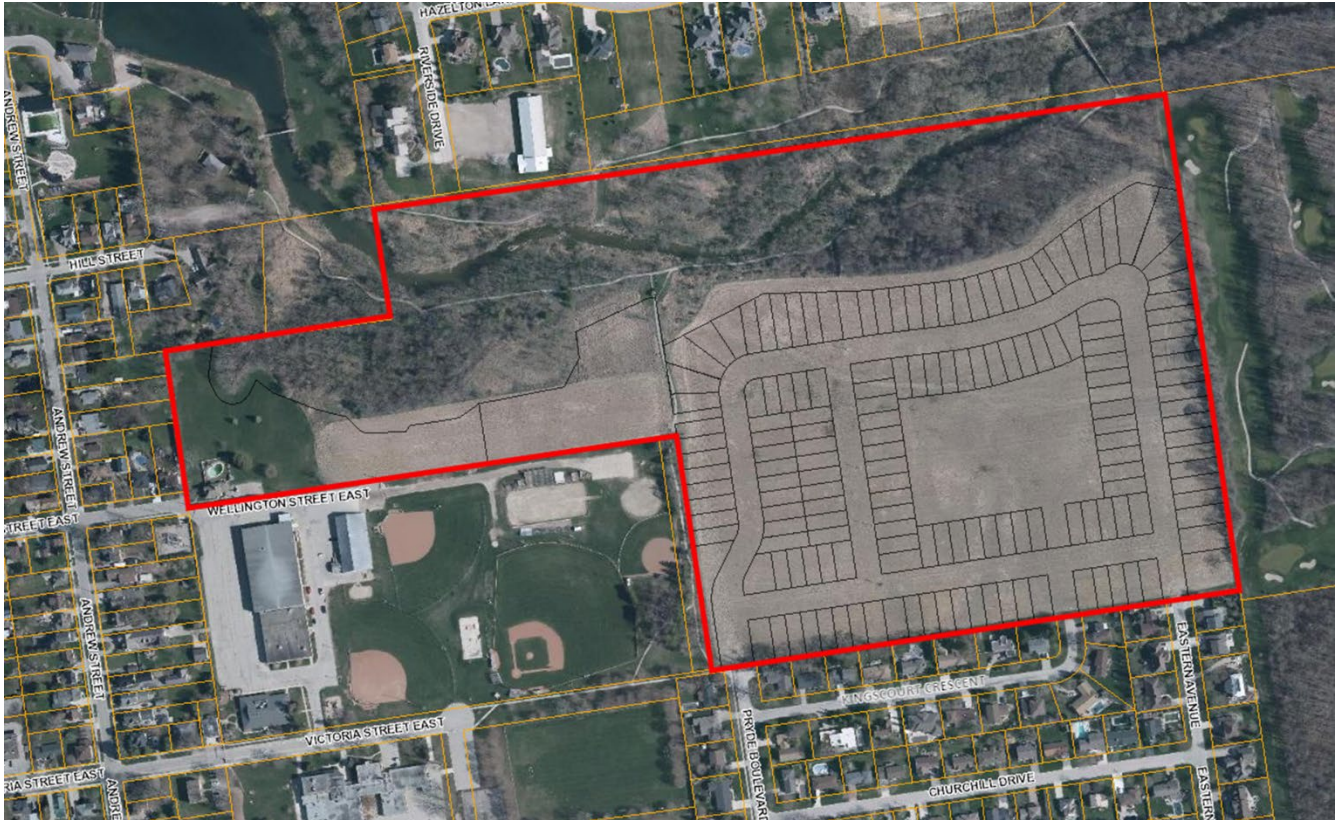
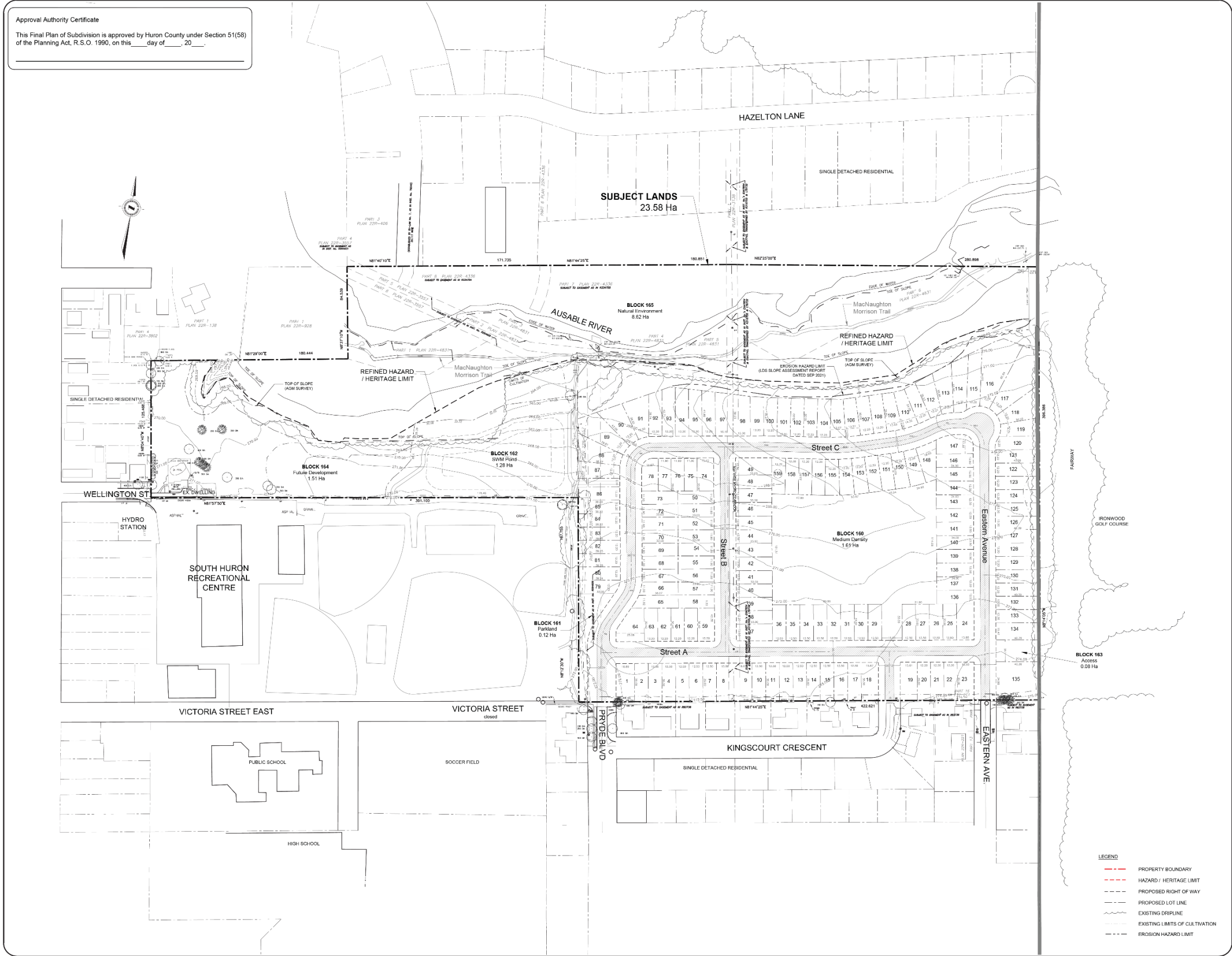


Figure 3 on page 4 identifies the lands to be rezoned which are all currently zoned D (Future Development). The proposed new zonings are:

- a) two special low density residential zones (R1-22 and R1-23) for the single detached lots;
- b) a special high density residential zone with a holding symbol (R3-16-H) for future residential development block in the centre of the subdivision (Block 160);
- c) a special medium density residential zone with a holding symbol (R2-6-H) for the future residential development block at the west end of the subdivision (Block 164);
- d) a special parks & open space zone (OS-1) for the stormwater management pond block (Block 162) to limit its use to this stormwater management infrastructure;
- e) a natural environment zone (NE2) for the additional lands to the north of the development area of the subdivision to match the NE2 zoning of the rest of the naturalized lands along the Ausable River; and
- f) A parks & open space zone (OS) for Block 161 – the small block at the entrance to the subdivision from Pryde Boulevard.

Figure 2. Proposed Plan of Subdivision



**Monteith + Brown**  
planning consultants  
610 PRINCCESS AVENUE, LONDON, ONTARIO N6B 2B9  
TEL: (519) 858-1328 E: info@mbpc.ca

**DRAFT PLAN OF SUBDIVISION**

PART LOT 1090 PL 376 EXETER AS IN R299880 & R142430; S/T EXA7854, EXA7945, R294629, R316905, R334754, R334755, LT9732  
MUNICIPALITY OF SOUTH HURON  
HURON COUNTY

**OWNER'S CERTIFICATE**

I, Jay McCutcheon of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owners Manx Developments Limited.

J. McCutcheon, BA, MCP, RPP Date \_\_\_\_\_  
Monteith Brown Planning Consultants

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Jason Wilband, O.L.S. Date \_\_\_\_\_  
ACM Plan, Survey, Engineer

**KEY PLAN**

**LAND USE SCHEDULE**

LAND USE	Ha	%
SINGLE DETACHED LOTS 1 TO 159	7.60	51
MEDIUM DENSITY RESIDENTIAL BLOCK 160	1.61	11
PARKLAND BLOCK 161	0.12	1
SWM POND BLOCK 162	1.28	9
ROADS & ACCESS BLOCK 163	2.84	19
FUTURE DEVELOPMENT BLOCK 164	1.51	10
<b>DEVELOPABLE LANDS</b>	<b>14.96</b>	<b>100</b>
NATURAL ENVIRONMENT BLOCK 165	8.62	
<b>TOTAL AREA</b>	<b>23.58</b>	

DRAFT PLAN SUBMITTED ON: \_\_\_\_\_  
No. Submission Date By  
1 FOR REVIEW JAN 2022 BS

**PLANNING ACT:**  
REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990 (as amended)

REQUIREMENT	AS SHOWN ON PLAN
a) as shown on plan	g) as shown on plan
b) as shown on plan	h) municipal water
c) as shown on key plan	i) utility/energy/gravity
d) as shown on land use schedule	j) as shown on plan
e) as shown on plan	k) municipal sewers & water
f) as shown on plan	l) as shown on plan

**SURVEYOR**

**ARCHIBALD, GRAY & MCKAY**  
ENGINEERING LTD.  
PLAN • SURVEY • ENGINEER  
1044 WILKINSON AVENUE, LONDON, ONTARIO N6B 2B9  
TEL: (519) 858-1328 E: info@agm.ca

**NOTES:**  
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
SCALE: 1:1500

0 20 40 60m

DRAFT PLAN REVISIONS:

No.	Revision	Date	By
1	SWM POND AREA	MAR 2022	BS

PROJECT BY: **72 Wellington Street East**  
Town of Exeter  
Manx Developments Limited

Prepared by: BS Drawn by: BS  
Checked by: JMC Surveyed by: AGM  
Scale: 1:1500 (24"x36") Date: Apr 01, 2022

Drawing No. County File No. File No.  
DP 40T22002 20-2701





The proposed R1-22 zone has the following special provisions:

- a) reduce the minimum zone area for an interior property from 450 m<sup>2</sup> to 350 m<sup>2</sup> and for a corner property from 540 m<sup>2</sup> to 430 m<sup>2</sup>;
- b) reduce the minimum frontage for an interior property from 15 m to 11.8 m and for a corner property from 18 m to 14 m;
- c) reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building;
- d) for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides;
- e) reduce the minimum exterior side yard setback from 6 m to 4.5 m; and
- f) increase the maximum zone coverage permitted from 40% to 50%.

The proposed R1-23 zone has the following special provisions:

- a) reduce the minimum zone area for an interior property from 450 m<sup>2</sup> to 420 m<sup>2</sup> and for a corner property from 540 m<sup>2</sup> to 535 m<sup>2</sup>;
- b) reduce the minimum frontage for an interior property from 15 m to 12 m and for a corner property from 18 m to 15 m;
- c) reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building;
- d) for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides;
- e) reduce the minimum exterior side yard setback from 6 m to 4.5 m;
- f) increase the minimum rear yard setback from 7 m to 9.5 m; and
- g) increase the maximum zone coverage permitted from 40% to 50%.

The proposed R2-6-H zone has the following special provisions:

- a) add the following as permitted uses: an apartment building, long-term care home, retirement home, and multiple attached dwelling exceeding 4 dwelling units;
- b) for permitted uses containing one or two dwelling units:
  - a. reduce the minimum frontage for an interior property from 15 m to 12 m;
  - b. reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building; and
  - c. for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides.

The proposed R3-16-H zone has the following proposed special provisions for multiple attached dwellings:

- a) reduce the minimum zone area per dwelling unit for an interior property from 450 m<sup>2</sup> to 260 m<sup>2</sup>;
- b) reduce the minimum frontage for an interior property from 8 m to 6 m and for a corner property from 11 m to 9 m;
- c) add a minimum property depth requirement of 26 m per unit;

- d) replace the requirement for a minimum front yard setback of 7 m and a minimum 1 m difference between front yards of adjoining units with a minimum front yard setback of 6 m to an attached garage and 4.5 m to the main building; and
- e) reduce the required rear yard from 10 m to 7.5 m.

In addition, the R3-16-H zone reduces the minimum separation between apartment buildings on a property from 18 m to 7.5 m when the exterior wall has a habitable room.

The -H holding symbol is attached to the R2-6-H and R3-16-H zones because the specifics of how those blocks will develop are unknown at this time. The holding symbol prevents development of these lands until details of their development are known and the holding symbol is removed by the Municipality.

## **PROCESS**

Zoning By-law amendments and Plans of Subdivision are both reviewed in accordance with the requirements of the Planning Act and a public meeting is required for both applications. For subdivision applications, the public meeting is held by South Huron and is attended by a Huron County Councillor on behalf of County Council since Huron County Council is the approval authority for subdivisions. County Councillor Paul Klopp has been appointed as Huron County's representative for the May 2<sup>nd</sup> public meeting.

Notice of the public meeting was given in accordance with the regulations under the Planning Act. After the applications were deemed complete, signs containing information relating to the applications as well as notice of the public meeting were posted at the end of the four streets leading to the subdivision.

The decision on the zoning by-law amendment is made by South Huron Council and the decision can be appealed to the Ontario Land Tribunal (OLT) by the applicant as well as agencies and the public who have participated in the decision-making process.

With the County of Huron being the approval authority for plans of subdivision, South Huron Council provides a recommendation to the County on whether the application should be approved and, if so, what the conditions of that approval should be. The decision of the County on the subdivision application can be appealed to OLT by the applicant and certain agencies. Please note that the public does not have the right of appeal on subdivision application decisions.

## **COMMENTS RECEIVED**

The public's comments and objections to the applications have covered the following topics:

- a) noise impacts during initial development and house construction (including noise by-laws and enforcement for construction noise)
- b) development density and decreased property values
- c) traffic impacts
- d) second access for Block 160
- e) development plans for Block 160

- f) future access to lands to east of subdivision (golf course lands)
- g) water run-off
- h) fencing and landscaping
- i) sidewalks along Eastern Avenue and Kingscourt Crescent
- j) water main replacement on existing streets
- k) no parking zone along one side of existing streets
- l) service lines for new subdivision
- m) construction impacts on existing streets
- n) construction crew clean-up requirement

In addition, there were responses provided to two inquiries from residents with questions about the applications and process.

Comments received from the agencies, municipal staff, and indigenous peoples indicated no objections to the development:

**Ausable Bayfield Conservation Authority**

- not opposed to the applications: no natural heritage or natural hazard concerns
- detailed stormwater management report required
- permit required for work in regulated area

Canada Post - Developer to provide location for all required Community Mail Boxes and inform potential homeowners

Enbridge Gas - easements and/or agreements for gas services to be provided.

Bell Canada - no objections, Developer responsible for service extension costs

Huron Perth Catholic District School Board - no concerns

Hydro One - no concerns

South Huron Municipal Staff - no objection, require standard subdivision conditions

Historic Saugeen Métis - no objection or opposition

## **PRELIMINARY SUGGESTED ZONING CHANGES**

A preliminary review of the proposed zoning by-law amendment has identified two suggested changes to both the R1-22 and R-23 proposed zoning:

1. add a –H holding symbol to both the R1-22 and R1-23 zoned lands; and
2. add a provision limiting the maximum zone coverage for a main building to 48%.

Adding a holding symbol to both the R1-22 and R-23 zoned lands will ensure no development on these lands occurs until all the Municipal subdivision conditions have been met. Removal of the holding symbol is an expedited, administrative process that does not require public circulation of the removal request, a public meeting, or the opportunity for the public to appeal the decision to remove the holding symbol.

Limiting the maximum zone coverage to 48% when combined with the currently proposed request for a 50% maximum zone coverage for all buildings and structures on a property will ensure that at least 2% of the property is available for an accessory building (such as a shed). Recent experience with subdivision development elsewhere in Exeter has identified the importance of reserving some zone coverage on residential properties for accessory structures.

A revised draft by-law reflecting these changes is appended to this report.

## **CONCLUSION**

Several members of the public have requested to speak at the May 2<sup>nd</sup> public meeting which may result in additional topics or comments on already identified topics being received. For planning files with a high degree of public interest and a number of issues raised, the Huron County Planning & Development Department's practice has been to recommend deferral in order to allow all comments to be received and considered before a recommendation on the planning applications is prepared.

As a result, it is recommended that a decision on the applications be deferred to allow the applicant to address the concerns raised by the public at both the May 2, 2022 public meeting and through the circulation of the applications.

A second planning report containing a decision recommendation on each of the applications for South Huron Council will be provided at a future meeting.

I will attend the May 2<sup>nd</sup> public meeting to present the applications and answer questions of Council and the public.

Sincerely,

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Craig Metzger  
Senior Planner



## **The Corporation of the Municipality of South Huron**

### **By-Law #XX-2022**

#### **Being a By-Law to amend By-Law # 69-2018 of the Municipality of South Huron for lands described as Part Lot 1090, Plan 376, Exeter Ward, Municipality of South Huron.**

Whereas the Council of The Corporation of the Municipality of South Huron considers it advisable to amend Zoning By-Law # 69-2018, as amended, of the Municipality of South Huron;

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That this By-Law shall apply to Part Lot 1090, Plan 376, Exeter Ward, Municipality of South Huron and includes Schedules A, B, & C attached hereto.
2. That By-Law # 69-2018 is hereby amended by the addition of the following:

#### **19.8.22 R1-22-H**

Notwithstanding the provisions to the contrary, on the lands zoned R1-22, the following provisions shall apply:

- Zone area (minimum) interior property: 350 square metres
- Zone area (minimum) corner property: 430 square metres
- Frontage (minimum) interior property: 11.8 metres
- Frontage (minimum) corner property: 14 metres
- Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- Interior side yard (minimum): 1.2 metres on both sides when there is an attached garage
- Exterior side yard (minimum): 4.5 metres
- Zone coverage (maximum): 50% all structures, 48% main building

3. That By-Law # 69-2018 is hereby amended by the addition of the following:

#### **19.8.23 R1-23-H**

Notwithstanding the provisions to the contrary, on the lands zoned R1-23, the following provisions shall apply:

- Zone area (minimum) interior property: 420 square metres
- Zone area (minimum) corner property: 535 square metres
- Frontage (minimum) interior property: 12 metres
- Frontage (minimum) corner property: 15 metres
- Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- Interior side yard (minimum): 1.2 metres on both sides when there is an attached garage

- Exterior side yard (minimum): 4.5 metres
- Rear yard (minimum): 9.5 metres
- Zone coverage (maximum): 50% all structures, 48% main building

4. That By-Law # 69-2018 is hereby amended by the addition of the following:

20.10.6 R2-6-H

In the area zoned R2-6-H, an apartment building, long-term care home, retirement home, and multiple attached dwelling exceeding 4 dwelling units are also permitted uses subject to the requirements of the R3 zone.

Notwithstanding the provisions to the contrary, on the lands zoned R2-6, the following provisions shall apply for permitted uses containing one or two dwelling units:

- a) Frontage (minimum) interior property: 12 metres
- b) Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- c) Interior side yard (minimum): 1.2 metres on both sides when there is an attached garage

5. That By-Law # 69-2018 is hereby amended by the addition of the following:

21.9.16 R3-16-H

Notwithstanding the provisions to the contrary, on the lands zoned R3-16, the following provisions shall apply:

- a) for multiple attached dwellings:
  - Zone area (minimum) interior property: 260 square metres per dwelling unit
  - Frontage (minimum) interior property: 6 metres
  - Frontage (minimum) corner property: 9 metres
  - Property depth (minimum): 26 metres
  - Minimum distance between front yards of adjoining units: 0 metres
  - Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
  - Rear yard (minimum): 7.5 metres
- b) the minimum separation between apartment buildings on the same property when the exterior wall has a habitable room shall be 7.5 metres.

6. That By-Law # 69-2018 is hereby amended by changing the lands identified on the attached Schedule C from D (Future Development) to:

R1-22 (Residential Low Density – Special Zone),  
R1-23 (Residential Low Density – Special Zone),  
R2-6-H (Residential Medium Density – Special Zone with a holding symbol),  
R3-16-H (Residential High Density – Special Zone with a holding symbol),  
NE2 (Natural Environment),  
OS (Parks & Open Space), and  
OS-1 (Parks & Open Space – Special Zone).

7. All other provisions of By-law # 69-2018 shall apply.

8. That this By-Law shall come into effect upon final passing, pursuant to Section 34(21) of the *Planning Act, 1990*, as amended.

Read a first time and second time \_\_\_\_\_, 2022.

Read a third time and passed \_\_\_\_\_, 2022.

\_\_\_\_\_  
George Finch, Mayor

\_\_\_\_\_  
Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #XX-2022– to amend By-Law 69-2018

By-Law #XX-2022 has the following purpose and effect:

This Zoning By-law Amendment affects the lands described as Part Lot 1090, Plan 376, Exeter Ward, Municipality of South Huron (municipal address: 72 Wellington Street East).

The lands to be rezoned are currently zoned D (Future Development) and are proposed to be rezoned to facilitate a proposed residential subdivision containing one hundred and fifty-nine (159) single detached residential lots and two blocks for future higher density residential development of approximately eighty-four (84) dwelling units. The single detached lots are proposed to be rezoned to R1-22-H and R1-23-H to reflect the design of the proposed subdivision. The block for future residential development in the centre of the subdivision is to be zoned R3-16-H while the medium density residential block at the west end of the subdivision is to be zoned R2-6-H. In addition, the block for a stormwater management pond is to be zoned OS-1 (Parks & Open Space – Special Zone) to limit its use to this stormwater management infrastructure. Additional lands to the north of the development area of the subdivision are to be rezoned to NE2 (Natural Environment) to match the NE2 zoning of the rest of the naturalized lands along the Ausable River. A small block at the entrance to the subdivision from Pryde Boulevard is to be zoned OS (Parks & Open Space).

The proposed R1-22-H zone has the following special provisions:

- a) reduce the minimum zone area for an interior property from 450 m<sup>2</sup> to 350 m<sup>2</sup> and for a corner property from 540 m<sup>2</sup> to 430 m<sup>2</sup>;
- b) reduce the minimum frontage for an interior property from 15 m to 11.8 m and for a corner property from 18 m to 14 m;
- c) reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building;
- d) for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides;
- e) reduce the minimum exterior side yard setback from 6 m to 4.5 m; and
- f) increase the maximum zone coverage permitted from 40% to 50% with the maximum zone coverage for the main building set at 48%.

The proposed R1-23-H zone has the following special provisions:

- a) reduce the minimum zone area for an interior property from 450 m<sup>2</sup> to 420 m<sup>2</sup> and for a corner property from 540 m<sup>2</sup> to 535 m<sup>2</sup>;
- b) reduce the minimum frontage for an interior property from 15 m to 12 m and for a corner property from 18 m to 15 m;
- c) reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building;
- d) for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides;
- e) reduce the minimum exterior side yard setback from 6 m to 4.5 m;
- f) increase the minimum rear yard setback from 7 m to 9.5 m; and
- g) increase the maximum zone coverage permitted from 40% to 50% with the maximum zone coverage for the main building set at 48%.

The proposed R2-6-H zone has the following special provisions:

- a) subject to the requirements of the R3 zone, add the following as permitted uses: an apartment building, long-term care home, retirement home, and multiple attached dwelling exceeding 4 dwelling units;
- b) for permitted uses containing one or two dwelling units:
  - i. reduce the minimum frontage for an interior property from 15 m to 12 m;
  - ii. reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building; and
  - iii. for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides.

The proposed R3-16-H zone has the following proposed special provisions for multiple attached dwellings:

- a) reduce the minimum zone area per dwelling unit for an interior property from 450 m<sup>2</sup> to 260 m<sup>2</sup>;
- b) reduce the minimum frontage for an interior property from 8 m to 6 m and for a corner property from 11 m to 9 m;
- c) add a minimum property depth requirement of 26 m per unit;
- d) replace the requirement for a minimum front yard setback of 7 m and a minimum 1 m difference between front yards of adjoining units with a minimum front yard setback of 6 m to an attached garage and 4.5 m to the main building; and
- e) reduce the required rear yard from 10 m to 7.5 m.

In addition, the R3-16-H zone reduces the minimum separation between apartment buildings on a property from 18 m to 7.5 m when the exterior wall has a habitable room.

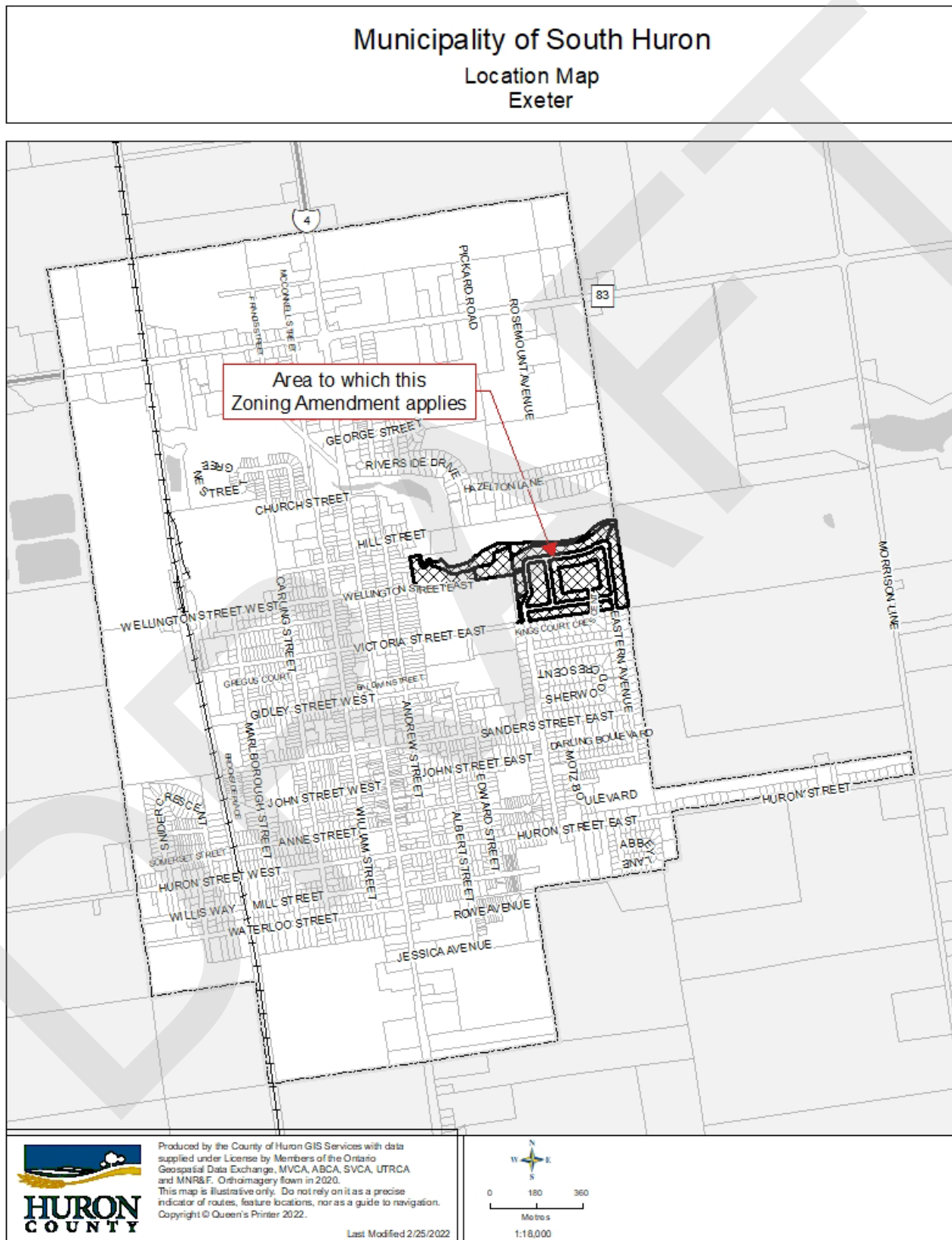
A holding zone symbol is attached to the lands being rezoned to prevent the lands from being developed until all the Municipal subdivision conditions have been met and the details of development for the residential blocks zoned R2-6-H and R3-16-H are known.

This By-law amends Zoning By-law # 69-2018 of the Municipality of South Huron. Maps showing the location of the land to which this proposed zoning by-law amendment applies are shown on the following pages.



Schedule “B” to By-Law #XX-2022 – to Amend By-Law 69-2018

Showing the Area Subject to the Amendment



Schedule “C” to By-Law #XX-2022 – to Amend By-Law 69-2018

Showing the Area Subject to the Amendment

